



OZCARE, NEW FARM

OCT 2024 - MAY 2025
OZCARE & GALLUS PARTNERS
\$3.6 M

DEMEX was engaged by Ozcare and Gallus Partners to deliver asbestos removal, demolition and remediation at the former Palm Lodge aged care facility in New Farm, Queensland.

The 5,727sqm site, positioned less than 3km from the Brisbane CBD with more than 200 metres of street frontage, represented one of the few redevelopment parcels of scale to come to market in New Farm in more than a decade. DEMEX was engaged to safely clear the site and prepare it for future sale and redevelopment.

Initially awarded under an Early Works agreement, DEMEX completed hazardous materials investigations, service reviews and demolition planning prior to progressing into the full demolition package.

Located within a tightly constrained inner city environment, the project required careful coordination of access, public interface, environmental controls and staged service isolations.

CHALLENGES

Concealed hazardous materials

The project involved the identification of friable low density asbestos board (LDB), including concealed material above plasterboard ceilings and within soffit areas. These findings required further investigation and updated removal methodologies prior to demolition commencement.

Inner city operating environment

Works required careful management of neighbouring properties, access constraints, traffic movements and environmental impacts within a busy Brisbane suburb.

Security and boundary controls

The vacant site had experienced unauthorised public access, requiring upgraded perimeter controls and additional security measures prior to mobilisation.

Complex service disconnections

Multiple live services required coordination and staged disconnection, including power, gas, water, communications, fire systems, sewer and stormwater.

HIGHLIGHTS

Risks managed before commencement

Key project risks were identified and managed prior to site start, reducing disruption during execution and supporting a controlled demolition program.

Enabling a premium redevelopment site

DEMEX transformed a former aged care facility into a cleared, market ready development parcel within one of Brisbane's most tightly held inner city suburbs, supporting the client's divestment and future investment strategy.

Contaminated Land Remediation

Upon removing the slabs on site, DEMEX uncovered considerable contaminated material below ground. Our in house remediation division, working closely with third party hygienists, classified the material and removed safely to a licensed landfill facility.